



General Assembly

Substitute Bill No. 6428

January Session, 2005

* ____HB06428PD____040105____ *

***AN ACT ESTABLISHING A PERMANENT REGIONAL FAIR HOUSING
COMPACT PROGRAM.***

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1 Section 1. (NEW) (*Effective July 1, 2005*) (a) The regional planning
2 agency of a planning region of the state, as designated by the Secretary
3 of the Office of Policy and Management under the provisions of
4 section 16a-4a of the general statutes, may enter into a regional fair
5 housing compact to provide increased housing for low and moderate
6 income families within the region. A regional planning agency shall
7 use a negotiated investment strategy process to develop the compact.
8 The process shall provide for a series of negotiations to be conducted
9 by a mediator with the Secretary of the Office of Policy and
10 Management, or a designee, the Commissioner of Economic and
11 Community Development, or a designee, and the officers of the
12 regional planning agency, or their designees and a representative of
13 each municipality within such planning region, appointed by the chief
14 executive officer of such municipality. Such negotiations shall be
15 conducted for the purpose of formulating and reaching consensus on a
16 fair housing compact containing regional goals for the development of
17 adequate, affordable housing based on the need for such housing in
18 the regions as balanced against environmental, economic,
19 transportation and infrastructure concerns, and the time frames for
20 achieving such goals. The secretary shall contract with an independent

21 consultant to serve as mediator in such negotiations.

22 (b) Upon the successful negotiation of any regional fair housing
 23 compact, the terms of such compact shall be submitted to the regional
 24 planning agency for incorporation into the regional plan or plans of
 25 development, as provided under section 8-35a of the general statutes,
 26 and shall be transmitted to the chief executive officers of the
 27 municipalities located within the planning regions for approval by the
 28 municipalities. Such compact shall not be included in the regional plan
 29 of development or the plan of conservation and development of any
 30 municipality that is part of the compact until sixty-five per cent of the
 31 legislative bodies located within the planning regions have given such
 32 approval.

33 Sec. 2. (NEW) (*Effective July 1, 2005*) The state, acting by and in the
 34 discretion of the Commissioner of Economic and Community
 35 Development, in consultation with the Secretary of the Office of Policy
 36 and Management, may enter into a contract to provide state financial
 37 assistance in the form of a grant-in-aid, loan, deferred loan or
 38 combination thereof to municipalities located within the planning
 39 regions in which a regional fair housing compact has been approved as
 40 provided in section 1 of this act. In the case of a deferred loan, the
 41 contract shall require that payments on interest are due immediately
 42 but that payments on principal may be made at a later time.
 43 Notwithstanding the provisions of subsection (d) of section 4-86 of the
 44 general statutes, funds appropriated to any state agency for payment
 45 to local governments for purposes related to or necessary for the
 46 development of housing in the regions, including, but not limited to,
 47 the purposes contained in this section, other than those for which
 48 distribution is governed by statutory formula, may be made available
 49 for the program authorized under section 1 of this act, upon the
 50 recommendation of the Governor and approval of the Finance
 51 Advisory Committee. The grants-in-aid, loans, deferred loans or
 52 combinations thereof authorized under this section and any additional
 53 funds made available for the pilot program as provided in this section
 54 shall be used by the municipalities in said regions for the purpose of

55 planning, construction or renovation of housing and for any of the
56 following when necessary to support the development of housing
57 within such municipalities in accordance with the regional fair housing
58 compact: (1) Sanitary sewer lines, including interceptors, laterals and
59 pumping stations; (2) natural gas, electric, telephone and
60 telecommunications pipes, wires, conduits and other facilities and
61 waterlines and water supply facilities, except for any such pipes, wires,
62 conduits, waterlines or facilities which a public service company, as
63 defined in section 16-1 of the general statutes, a water company, as
64 defined in section 25-32a of the general statutes, or a municipal utility
65 is required to install pursuant to any provision of the general statutes,
66 or any special act, a regulation or order of the Department of Public
67 Utility Control or a certificate of public convenience and necessity; (3)
68 storm drainage facilities, including facilities to control flooding; (4)
69 public roadways and related appurtenances; (5) community septic
70 systems approved by the Department of Environmental Protection,
71 provided administrative costs directly related to such construction or
72 renovation shall not exceed five per cent of the total grant or loan from
73 the department. Such grants-in-aid, loans, deferred loans or
74 combinations thereof shall be awarded in such amounts and upon
75 such conditions as the commissioner, in consultation with the
76 secretary, may prescribe by regulation except that no grant-in-aid,
77 loan, or deferred loan or combination thereof shall be made to any
78 municipality that has not approved a housing compact prepared under
79 section 1 of this act.

80 Sec. 3. Subsection (b) of section 4-66c of the general statutes is
81 repealed and the following is substituted in lieu thereof (*Effective July*
82 *1, 2005*):

83 (b) The proceeds of the sale of said bonds, to the extent hereinafter
84 stated, shall be used, subject to the provisions of subsections (c) and (d)
85 of this section, for the purpose of redirecting, improving and
86 expanding state activities which promote community conservation and
87 development and improve the quality of life for urban residents of the
88 state as hereinafter stated: (1) For the Department of Economic and

89 Community Development: Economic and community development
90 projects and financial assistance under section 2 of this act, including
91 administrative costs incurred by the Department of Economic and
92 Community Development, not exceeding sixty-seven million five
93 hundred ninety-one thousand six hundred forty-two dollars, one
94 million dollars of which shall be used for a grant to the development
95 center program and the nonprofit business consortium deployment
96 center approved pursuant to section 32-411; (2) for the Department of
97 Transportation: Urban mass transit, not exceeding two million dollars;
98 (3) for the Department of Environmental Protection: Recreation
99 development and solid waste disposal projects, not exceeding one
100 million nine hundred ninety-five thousand nine hundred two dollars;
101 (4) for the Department of Social Services: Child day care projects,
102 elderly centers, shelter facilities for victims of domestic violence,
103 emergency shelters and related facilities for the homeless,
104 multipurpose human resource centers and food distribution facilities,
105 not exceeding thirty-nine million one hundred thousand dollars,
106 provided four million dollars of said authorization shall be effective
107 July 1, 1994; (5) for the Department of Economic and Community
108 Development: Housing projects, not exceeding three million dollars;
109 (6) for the Office of Policy and Management: (A) Grants-in-aid to
110 municipalities for a pilot demonstration program to leverage private
111 contributions for redevelopment of designated historic preservation
112 areas, not exceeding one million dollars; (B) grants-in-aid for urban
113 development projects including economic and community
114 development, transportation, environmental protection, public safety,
115 children and families and social services projects and programs,
116 including, in the case of economic and community development
117 projects administered on behalf of the Office of Policy and
118 Management by the Department of Economic and Community
119 Development, administrative costs incurred by the Department of
120 Economic and Community Development, not exceeding eight hundred
121 sixty-seven million eight hundred thousand dollars, provided eighty-
122 two million five hundred thousand dollars of said authorization shall
123 be effective July 1, 2004. Five million dollars of the grants-in-aid

124 authorized in subparagraph (B) of subdivision (6) of this subsection
 125 may be made available to private nonprofit organizations for the
 126 purposes described in said subparagraph (B). Twelve million dollars of
 127 the grants-in-aid authorized in subparagraph (B) of subdivision (6) of
 128 this subsection may be made available for necessary renovations and
 129 improvements of libraries. Five million dollars of the grants-in-aid
 130 authorized in subparagraph (B) of subdivision (6) of this subsection
 131 shall be made available for small business gap financing. Ten million
 132 dollars of the grants-in-aid authorized in subparagraph (B) of
 133 subdivision (6) of this subsection may be made available for regional
 134 economic development revolving loan funds.

135 Sec. 4. Section 8-389 of the general statutes is repealed and the
 136 following is substituted in lieu thereof (*Effective July 1, 2005*):

137 Upon the incorporation of a successfully negotiated regional fair
 138 housing compact into a regional plan of development by a regional
 139 planning agency pursuant to section 8-386 or section 1 of this act, the
 140 Commissioner of Economic and Community Development and the
 141 Connecticut Housing Authority may give priority to any application
 142 for financial or technical assistance made by a municipality, housing
 143 authority or eligible developer as defined in subsection (u) of section 8-
 144 39 in connection with any project located in a municipality which has
 145 approved the regional fair housing compact pursuant to section 8-386
 146 or section 1 of this act.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>July 1, 2005</i>	New section
Sec. 2	<i>July 1, 2005</i>	New section
Sec. 3	<i>July 1, 2005</i>	4-66c(b)
Sec. 4	<i>July 1, 2005</i>	8-389

Statement of Legislative Commissioners:

In section 1(a) "The regional planning agencies" was changed to "The regional planning agency" and in section 1 (b) "such regional" was changed to "any regional"; "the compact" was changed to "such

compact" and "regional plan or plans of development" was changed to "regional plan of development or plans of conservation and development of municipalities that are a part of the compact" for consistency of intent with the bill.

HSG	<i>Joint Favorable Subst. C/R</i>	PD
PD	<i>Joint Favorable Subst.-LCO</i>	